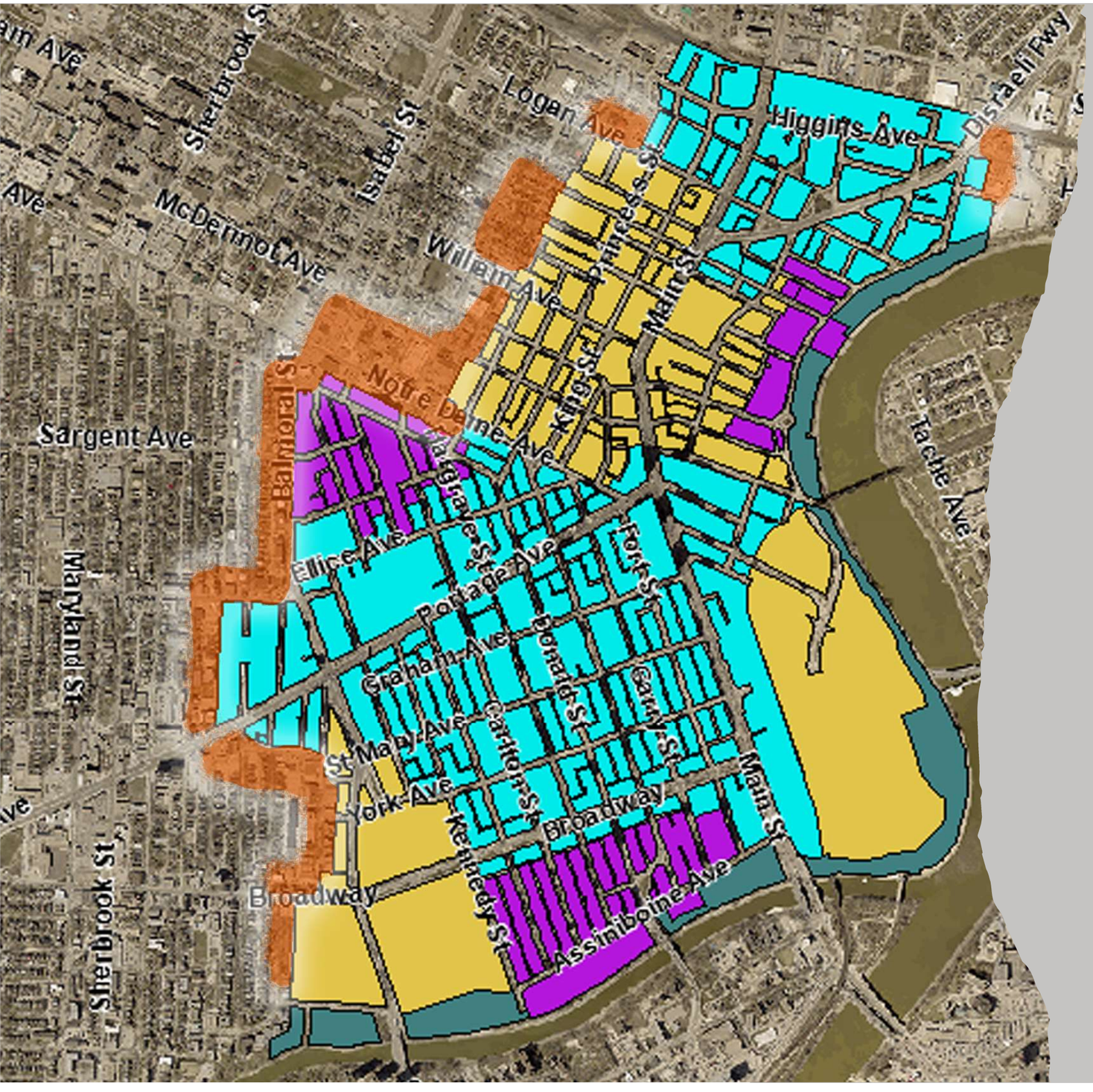
# Eligibility for Downtown Market Projects Funded by the First Installment of the Housing Accelerator Fund

# Proposed Modification to Locational Criteria

# Proposed Change

We are proposing a change to the Downtown Market Projects Locational criteria to modify the Map in Appendix 1 to include lands that border the Downtown Boundary that are on major corridors or are adjacent to the boundary within the same block.



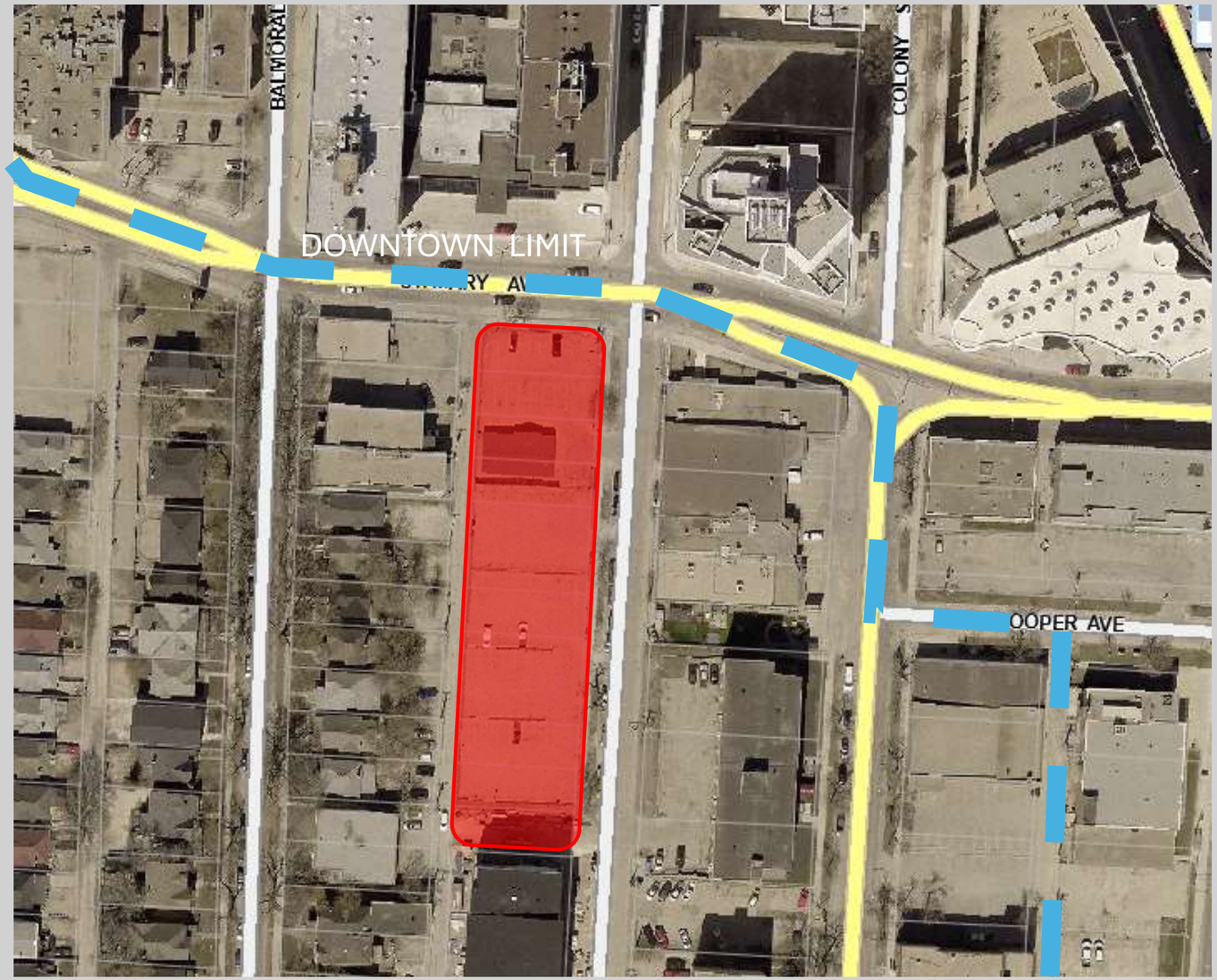

UNDERSTANDING THAT THE PRIORITY IS DOWNTOWN DEVELOPMENT THERE ARE LANDS ADJACENT TO THE DOWNTOWN ZONING AREA THAT MAY BENEFIT THE CITY TO BE INCLUDED IN THE ELIGIBLE LANDS FOR MARKET PROJECTS FUNDED.

THESE SECOND PRIORITY PROJECTS COULD ENSURE FUNDS ARE FULLY CAPITALIZED ON AS DEVELOPMENT NEAR THE DOWNTOWN CORE.

THE AREAS ARE HIGHLIGHTED IN RED ON THIS MAP.

# Project Context

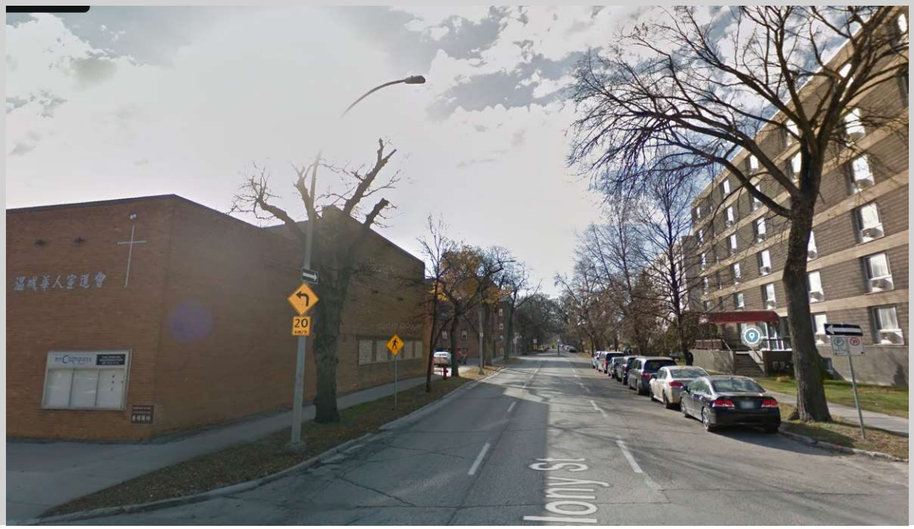
- A surface parking lot at the corner of St. Mary Ave and Good Street is proposed to be redeveloped into a mixed use building within the next year.
- The site is on the opposite side of St. Mary from the Downtown Zoning Area and is not eligible for funding that would be available for market rent development across the street.

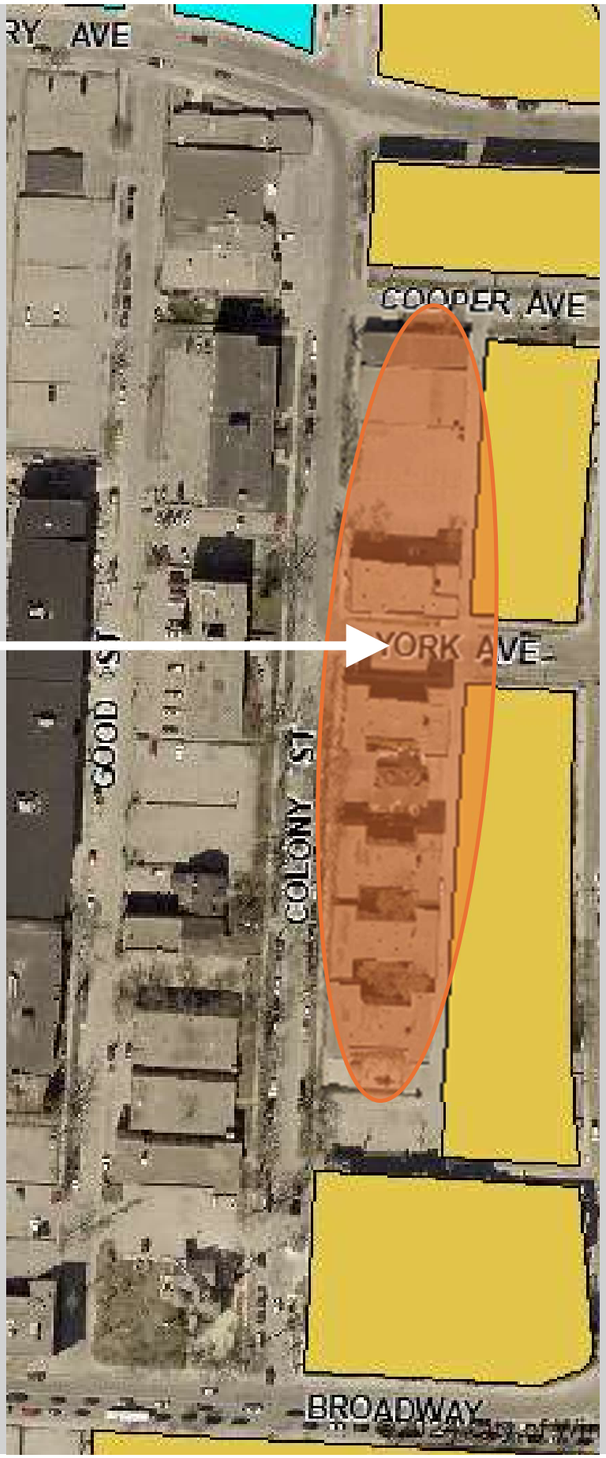





C2 ZONED PROPERTY WITH SURFACE PARKING USE FRONTING ON BROADWAY

RMF ZONED PROPERTY WITH MEDIUM DENSITY HOUSING FLANKED BY DOWNTOWN ZONING AND HIGHER DENSITY HOUSING ON WEST SIDE OF COLONY




WEST BROADWAY FRINGE





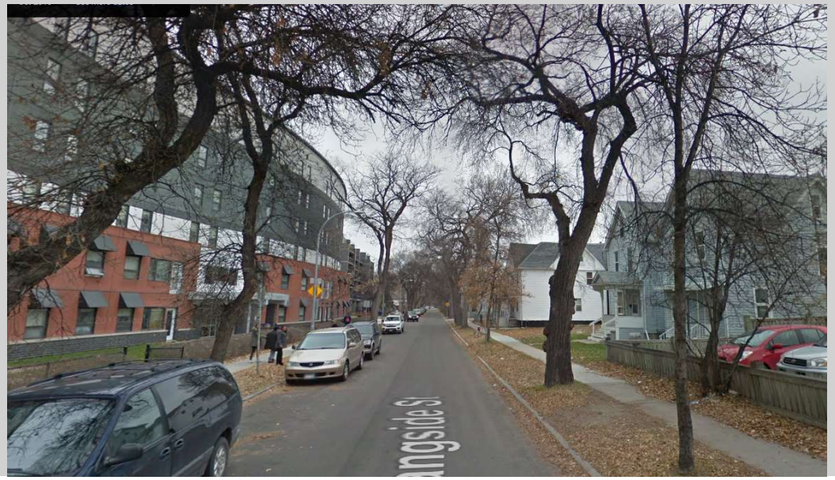

UNIVERSITY OF WINNIPEG



LOTS ADJACENT TO ST. MARY AVE WITH HIGH RISE ON NORTH SIDE OF STREET WITH INCREASED DENSITY



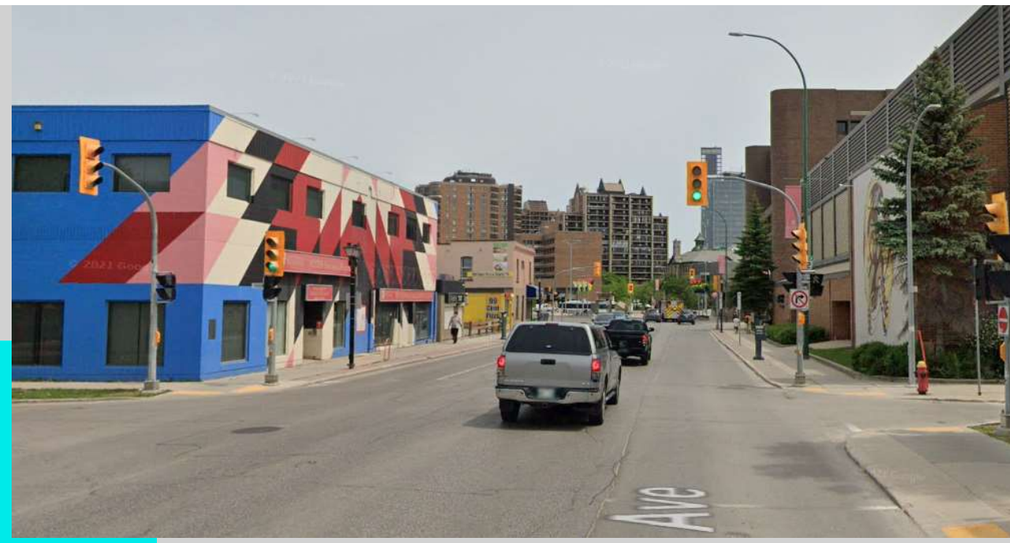

LANDS BORDERED BY UNIVERSITY OF WINNIPEG FACILITIES EAST AND WEST, ELLICE TO THE NORTH AND PORTAGE ON THE SOUTH




505 St Mary Ave
Winnipeg, Manitoba
Google Street View
Jul 2023
See more dates
ETHICAL DEATH CARE
PUBLIC PARKING
FOR LEASE
St Mary Ave




LANDS ALONG ELLICE AND BALMORAL WITH HIGHRISE BUILDINGS TO THE EAST AND NORTH



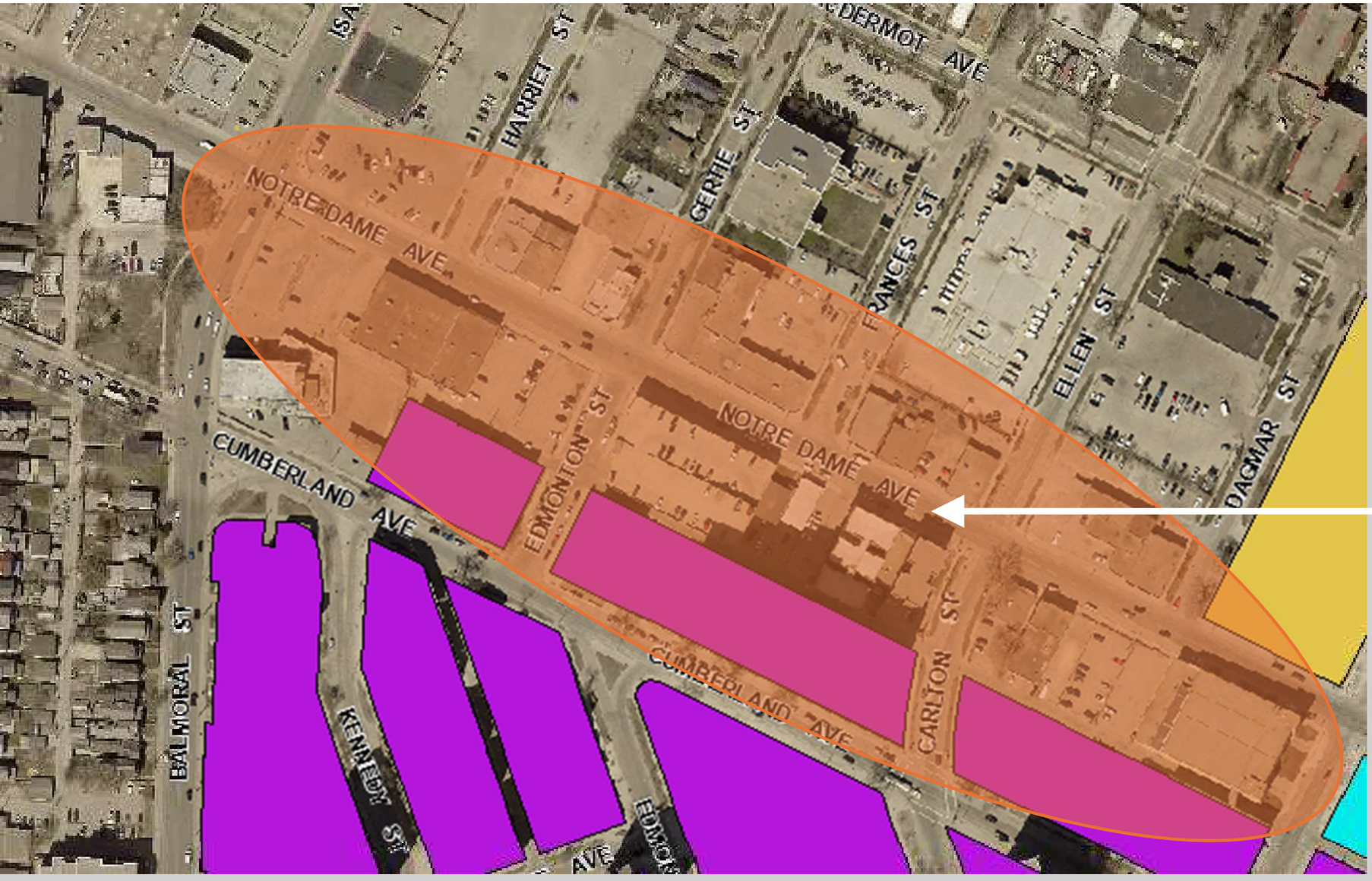

ELLICE AVENUE

MIX OF LOW RISE AND HIGH RISE UNITS ALONG BALMORAL FROM ELLICE TO CUMBERLAND.




BALMORAL STREET





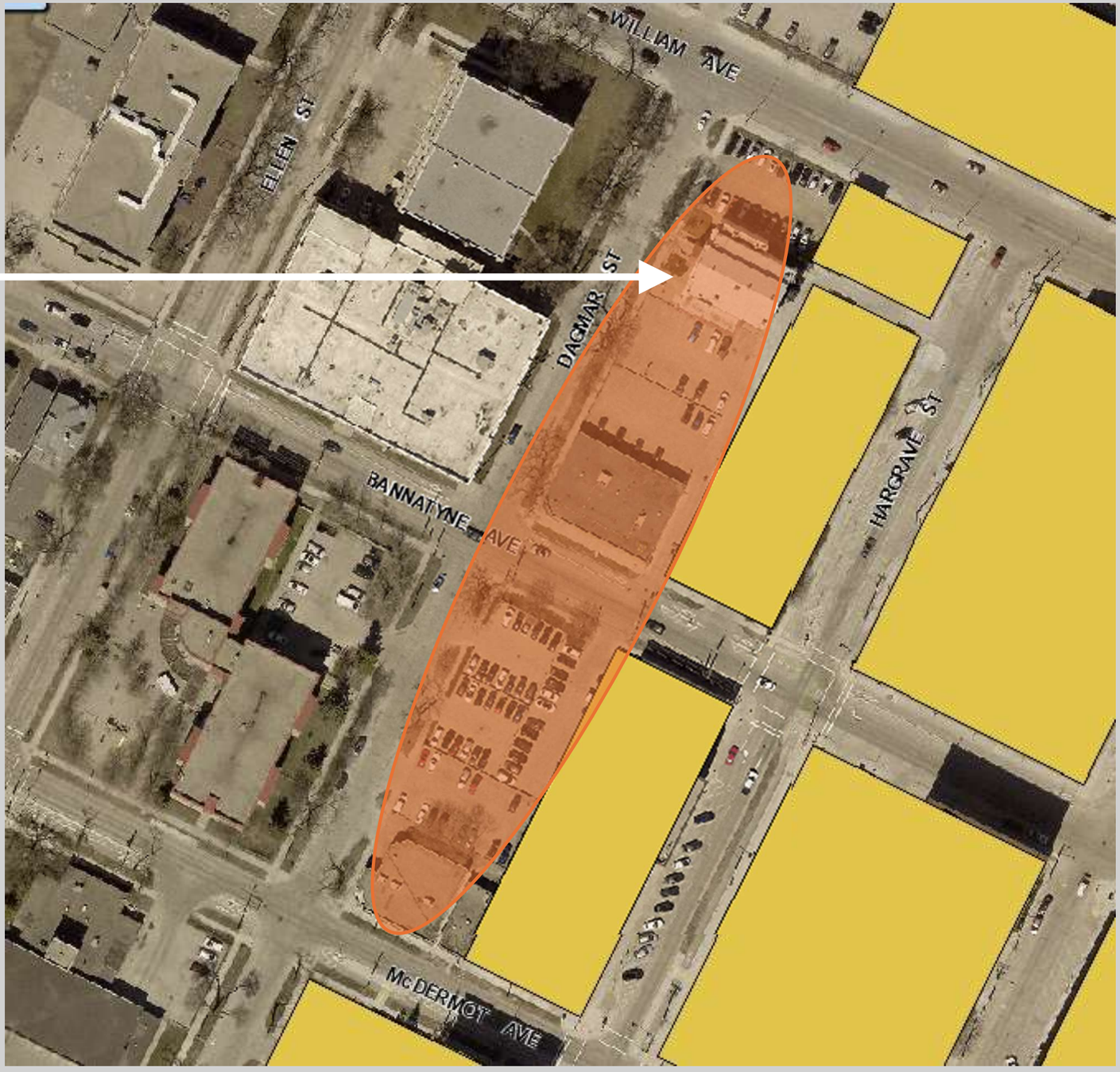

NOTRE DAME AVE CORRIDOR FROM BALMORAL TO HARGRAVE STREET IS A KEY ONE WAY PAIR WITH CUMBERLAND AVE.

STREET CURRENTLY INCLUDES SURFACE PARKING LOTS AND LOW COMMERCIAL BUILDINGS

NOTRE DAME AVENUE


SOUTH AMERICAN
SEXY
Dining that engages all senses.
HERMANOS
OUTFRONT
autopac

BLOCKS SPLIT ON BACK PROPERTY LINE FOR BOUNDARY BUT LANDS ARE ADJACENT TO CORRIDORS OF McDERMOT, BANNATYNE, AND WILLIAM

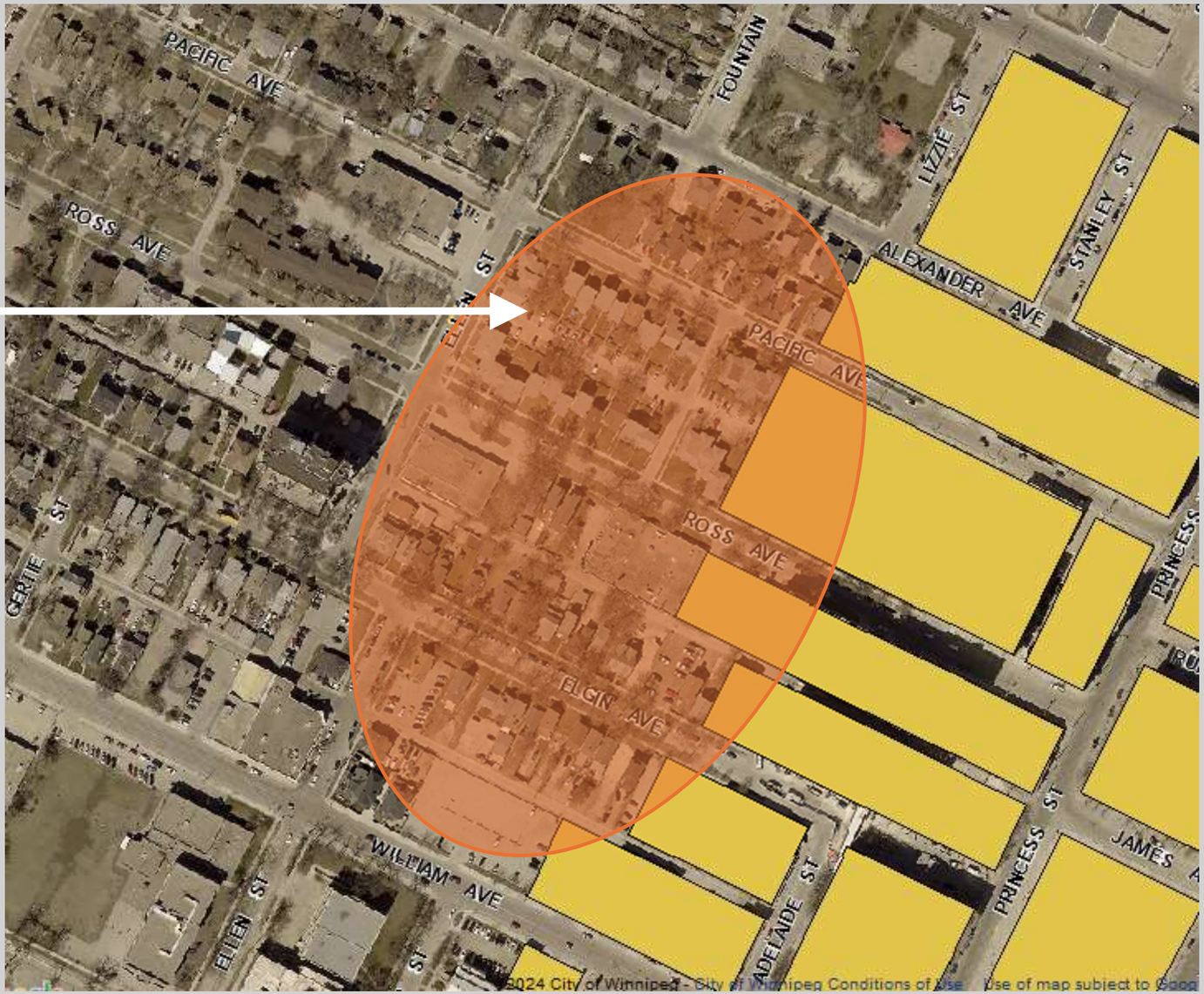





WEST ALEXANDER EDGE

BOUNDARY IS MID BLOCK BETWEEN PRINCESS STREET AND ELLEN STREET WITH A MIX OF SINGLE FAMILY, MULTIFAMILY AND COMMERCIAL USES WITHIN THE AREA FROM WILLIAM AVENUE TO ALEXANDER AVENUE. NEW DEVELOPMENT OF TRANSITIONAL HOUSING AT ROSS/ELLEN COMPLETED IN 2023.




WEST ALEXANDER / CENTENNIAL FRINGE

LOTS ON NORTH SIDE OF LOGAN HAVE POTENTIAL TO INCREASE DENSITY AS ENTRY TO THE CHINATOWN DISTRICT.

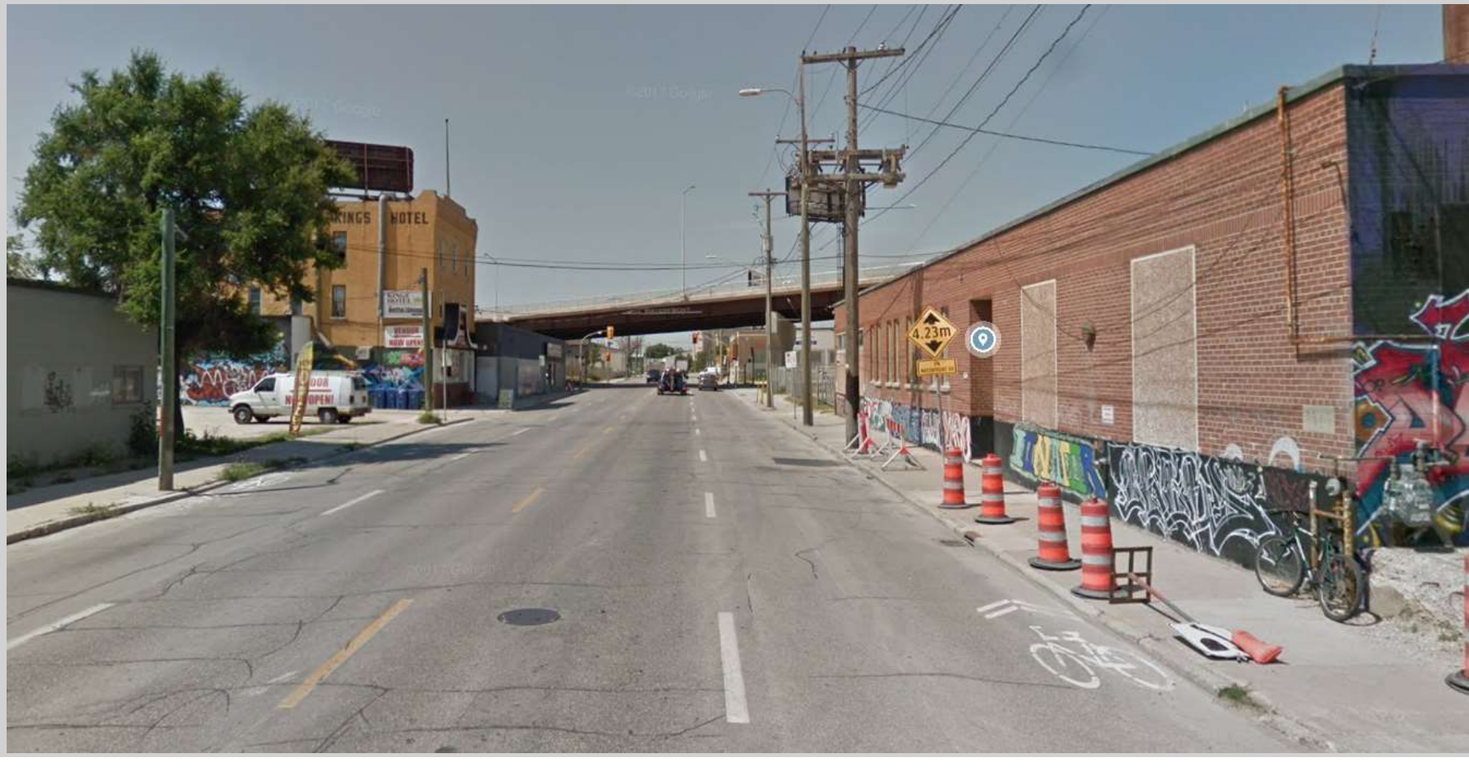



LOGAN AVENUE


Princess St
280
PRINCESS




LOTS ADJACENT TO HIGGINS HAVE SIMILAR ASPECTS TO ADJACENT PROPERTIES WITHIN THE DOWNTOWN ZONING AREA




HIGGINS AVENUE